

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. \_\_\_\_\_

CASE NUMBER/  
PROJECT NAME

**37-DR-2005**  
**Abrahamsen Residence**

LOCATION

2918 N 67th Place

REQUEST

Request approval for a site plan and elevations for a new residence above an existing professional office.

OWNER

Jason & Michelle  
Abrahamsen  
480-348-2200

ENGINEER

Snow & Associates  
480-423-0090

ARCHITECT/  
DESIGNER

David Ortega AIA  
480-991-4224

APPLICANT/  
COORDINATOR

David Ortega AIA  
480-991-4224

BACKGROUND

## **Zoning.**

The site is zoned Neighborhood Commercial District, (C-1) which allows for an office use and a residential unit integrated with the commercial use.

## **Context.**

The site is located in the southern portion of Scottsdale on a predominately commercial/office street. The parcel sits approximately 150 feet north of the northwest corner of Thomas Road and 67<sup>th</sup> Place, specifically 2918 N. 67<sup>th</sup> Place. Currently, an existing one-story office building with mature landscaping is located on the site. There are a variety of uses including retail, office, and residential in the immediate area.

### **Adjacent Uses:**

- North: Existing offices zoned Neighborhood Commercial District, (C-1).
- South: Streets of New York Restaurant zoned Neighborhood Commercial District, (C-1).
- East: Existing offices zoned Neighborhood Commercial District, (C-1).
- West: Existing mobile homes zoned Multi-Family Residential District (R-5).

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The request is for the approval of a second story addition to the existing buildings on site. Currently the site has two small office buildings and the proposed second floor will be used as a residential unit.

## **Development Information:**

- Existing Use: office
- Proposed Use: office and a residential unit

- Parcel Size: 11,350 sq. ft.
- Existing Building Size (first floor): +/- 2,673 sq. ft.
- Proposed Building Size (second Floor): +/- 2,673 sq. ft.
- Total Building Size (both floors): +/- 5,346 sq. ft.
- Building Height Allowed/Provided: 36 ft. /28 ft.
- Parking Required: 11 spaces
- Parking Provided: 14 spaces
- Open Space Required: 1,855 sq. ft.
- Open Space Provided: 2, 735 sq. ft.

## DISCUSSION

The two existing buildings on site were built in 1973. The site plan, including the access point along 67<sup>th</sup> Place and the parking lot, will not be modified. The applicant proposes to add an approximate 2,773 sq. ft. second story addition to the existing buildings. The new addition will be used as a residential unit and is integrated with the existing offices through stairs on the east and west sides of the building. The existing buildings' 20-foot front yard setback will not change. Today's zoning ordinance requires a 30-foot front yard unless special circumstances warrant a waiver by the Development Review Board. The applicant requests the Development Review Board waive the 30-foot front yard setback because the building already exists and no additions are being proposed that would decrease the setback any further. Staff supports this request because of the special circumstance of the existing building that is involved. The increase in parking and the increase in open space have been provided on the site.

The new addition, which will be built over the existing buildings, will have a maximum height of 28 feet. The applicant proposes a typical southwest design with a flat tile pitched roof, which provides a conservative impression. The masonry walls of the existing structures will be resurfaced to match the walls of the new addition, which consist of smooth face stucco. Desert brown/tan tones have been selected for the colors of the building. The main body of the building consists of tan/light brown (Frazee 5738D) accented with a dark brown (Frazee 5920 D) on the fascia, doors, and other trim work. Windows consist of dark bronze aluminum frames and the roof tile is brown (Monier Life Tile Flat Homestead HIS).

All of the existing landscaping, including the two olive trees along 67<sup>th</sup> Place, will remain on the site. The applicant proposes to add another olive tree to the northeast corner of the site to complete the streetscape. New lantana is also proposed in that area.

## PUBLIC INPUT

Even though it was not required, the applicant held an open house on March 18, 2005, walked the neighborhood and talked to all of their neighbors. On April 29, 2005 the applicant sent letters to all property owners within 300 feet of the site. The applicant received one letter of support for the project. At the time of writing this report Staff, has not received any comments from the public.

STAFF RECOMMENDATION      Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT (S)      Bill Verschuren  
                                  Senior Planner  
                                  Phone: 480-312-7734  
                                  E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

\_\_\_\_\_

Bill Verschuren  
 Report Author

\_\_\_\_\_

Lusia Galav, AICP  
 Development Planning Manager  
 Phone: 480-312-2506  
 E-mail: lgalav@scottsdaleAZ.gov

- ATTACHMENTS
1.      Applicant's Narrative
  2.      Context Aerial
  - 2A.    Aerial Close-Up
  3.      Zoning Map
  4.      Site Plan/Landscape Plan
  5.      Black and White Elevations/Floor Plans
  6.      Color Elevations
  - A.      Fire Ordinance Requirements
  - B.      Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: 128 PA-2005

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_

Project Name: DESERT MT INSURANCE/ABRAHAMSEN RESIDENCE

Project Location: 2918 N 67TH PLACE

## Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-1

Proposed Zoning: C-1 COMM/RESIDENTIAL

Number of Buildings: ONE

Parcel Size: 11350 <sup>sq</sup>

Gross Floor Area/Total Units: 2673 COMMERCIAL  
2673 RESIDENTIAL

Floor Area Ratio/Density: 0.237 COMMERCIAL

Parking Required: 11 CARS

Parking Provided: 14 CARS

Setbacks: N - 44'-0" S - 0'-0"

E - 20'-0" W - 25'-6"

## Description of Request:

PROJECT CONSISTS OF A NEW (2673<sup>sq</sup>) RESIDENCE TO BE BUILT ABOVE AN EXISTING 2673<sup>sq</sup> OFFICE BUILDING. NEW STAIRS WITH MASONRY FACADE AT EAST INTEGRATES 1ST & SECOND FLOORS AND HELPS TO SECURE EXISTING COVERED BREEZEWAY.

EXTERIOR FINISHES: EXISTING MASONRY WALLS (LACE) TO BE RESTUCCOED SMOOTH TO MATCH NEW RESIDENCE. MID TONE PAINT @ STUCCO AND DARKER ROOF FACIA AND NEW PITCHED ROOF PROVIDE A CONSERVATIVE IMPRESSION.

EXISTING LANDSCAPING CONSISTS OF 2 MATURE 18'-20' OLIVE TREES WHICH SHADE NEW FACADE. ONE NEW 24" BOX OLIVE TREE, NORTH OF DRIVE, AND LANTANA

EXISTING PARKING: 14 ON SITE PARKING SPACES ARE GATED FOR SECURITY. 11 SPACES REQUIRED. 3 SURPLUS

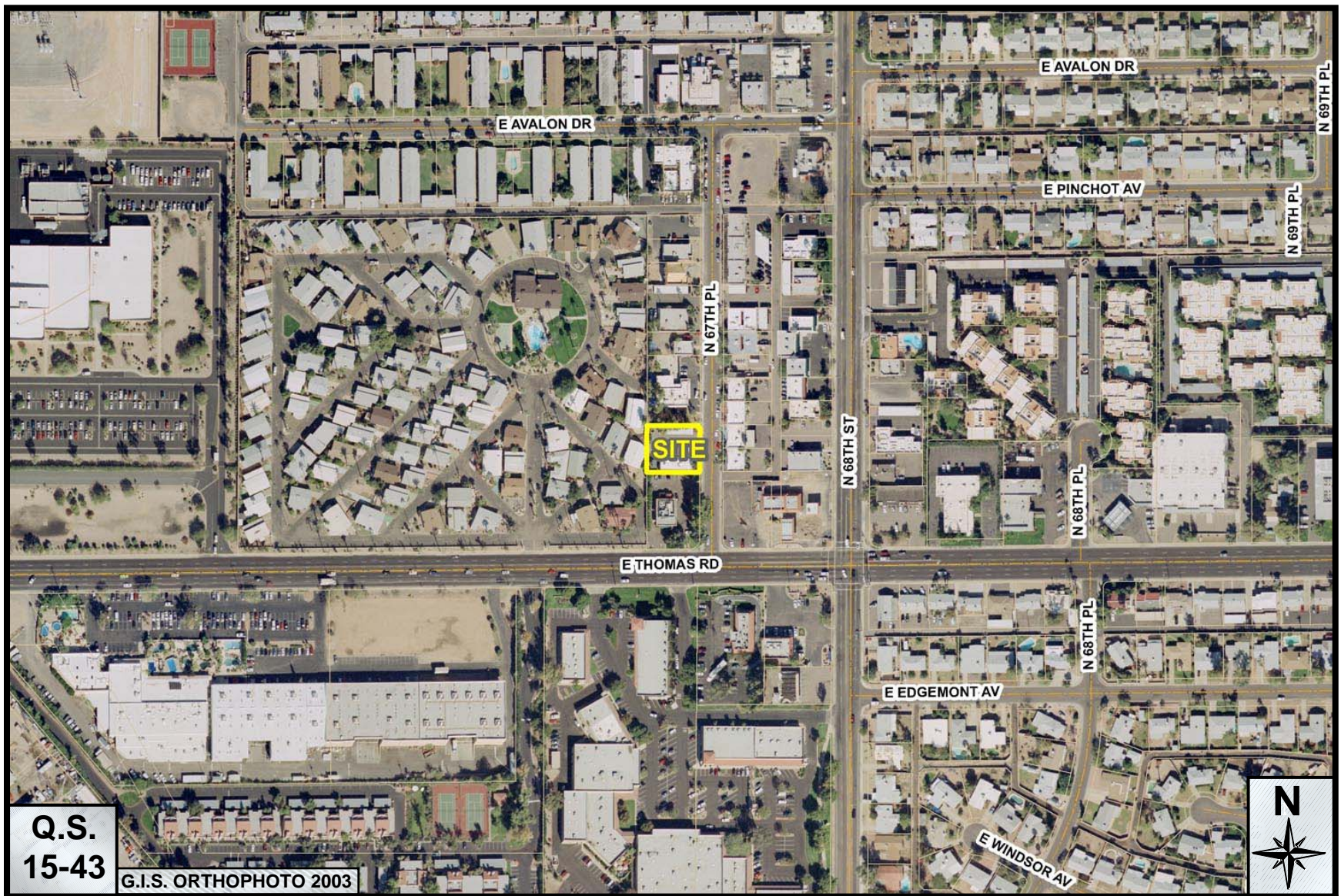
## Planning and Development Services Department

7447 E Indian School Road, S

5251 • Phone: 480-312-7000 • Fax: 480-312-7088

ATTACHMENT #1





Abrahamsen Residence

**37-DR-2005**

ATTACHMENT #2

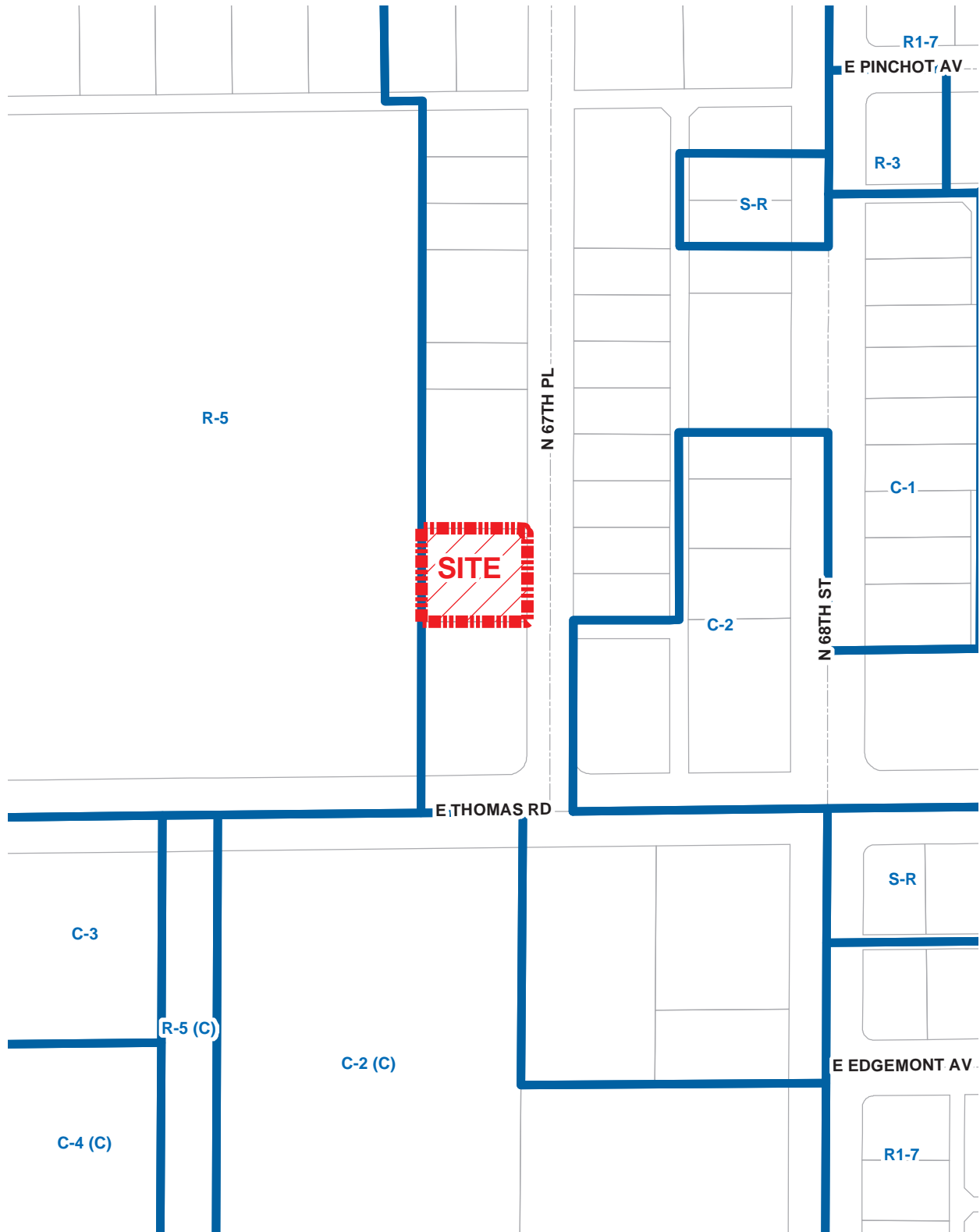




Abrahamsen Residence

**37-DR-2005**

ATTACHMENT #2A



37-DR-2005

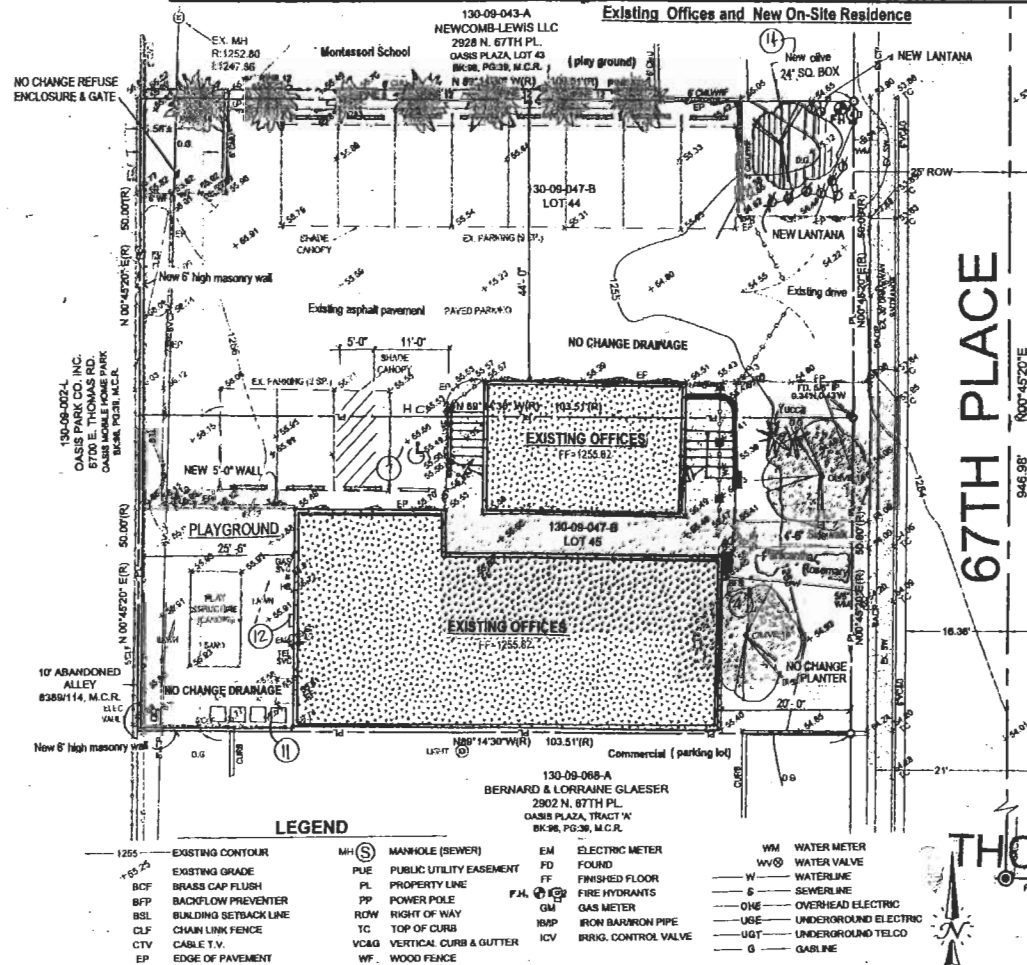
ATTACHMENT #3



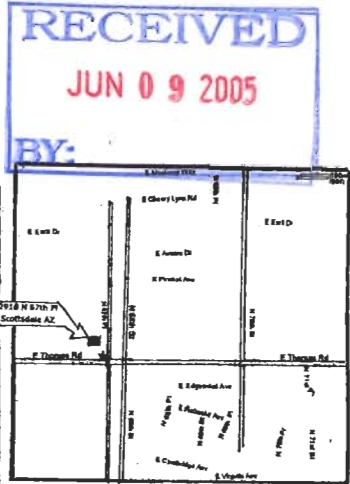


# Desert Mountain Insurance Services, Inc.

Existing Offices and New On-Site Residence



## SITE PLAN / LANDSCAPE PLAN



### Map

#### Project Data

**Address:** 2918 N. 67th Place  
**Owner:** Jason & Michelle Abrahamson  
**City:** Scottsdale, AZ 85251  
**Zoning:** C-1 Neighborhood Commercial  
**Assessor No:** 130-09-047B  
**MCR:** 098-39  
**Legal:** Oasis Plaza Lots 44 and Abandoned Alley  
**Gross Lot Area:** 11,350 S.F.  
**Net Lot Area:** 11,350 S.F.  
**FAR Permitted:** 8.80 FAR  
**Existing FAR:** 0.237 FAR Commercial  
**With Residence:** 0.475 FAR  
**Building Ht. Allowed:** 36 FT.  
**Building Ht. Proposed:** 28 FT.  
**Site Volume Allowed:** 187,825 C.F.  
**Existing Bldg Volume:** 28,700 C.F.  
**B.V. With Residence:** 60,000 (40,300 includes roof)

**Landscaping & Setbacks**  
**Landscaping Existing:** 2,735 S.F.  
**Front Yd. Landscaping:** 1,360 S.F.  
**Open Space Req:** 18.4% O.S. x 11,350 = 2,088 S.F. Required  
**O.S. Provided:** 2,735 S.F. Provided >> OK  
**Front Open Space Req:** 929 S.F. 1,360 S.F. Provided.  
**Front Yd Existing:** 20'-0" East (27'-4" Back of curb)  
**Back Yd Existing:** 25'-4" West (No Change)  
**Side Yd Existing:** 44'-0" North (No Change)  
**Side Yd Existing:** 44'-0" South (No Change)

**Existing Partitions / On Site:**  
**Existing Offices:** 2,873 S.F.  
**New Residence:** 2,873 S.F.  
**Existing Parking:** 14 CARS REDUCED TO 13  
**Parking Required:** < 9 CARS  
**New Residence:** < 2 CARS  
**Surplus:** 2 CARS On Site Surplus.

**Scope of Work:**  
 Project consists of two existing masonry office buildings with an open breezeway. A new 2nd floor residence is proposed to be built above existing offices.  
**New Residence:**  
 Residence is aligned with the existing office walls for structural integrity. New stairs with a masonry facade are placed at the existing 6'-0" off-sid (rear) for sidewalk access. Second set of stairs is at the (front) service side.  
**Exterior Finishes:**  
 The existing masonry ("heavy box") exterior walls are to be stuccoed smooth to match the new 2nd floor Residence. New residence windows are to match existing dark bronze frames and glass. Roof to be Master Blended earth tone.  
**Landscaping:**  
 Existing landscaping at front yard consists of two mature 18-20 ft. tall olive trees, assorted desert tolerant plants and granite ground cover. New landscaping to include one new Olive (24" box starts) is provided north of drive. Existing chain link fence at the south to be removed and replaced with masonry block wall painted to match the building.

(DRB SUBMITTAL) 06/09/05

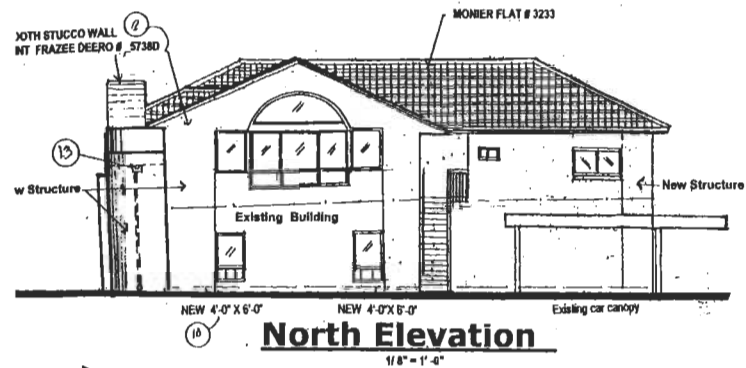
**DAVID ORTEGA ARCHITECT INC.**  
 1961 FIFTH AVENUE  
 SCOTTSDALE, AZ 85261  
 (480) 991-4224  
 DORTERARCH@aol.com

**DRAWING NO. 1/2**  
**PROJECT NO. 4/29/2005**  
**202005**

37-DR 2005



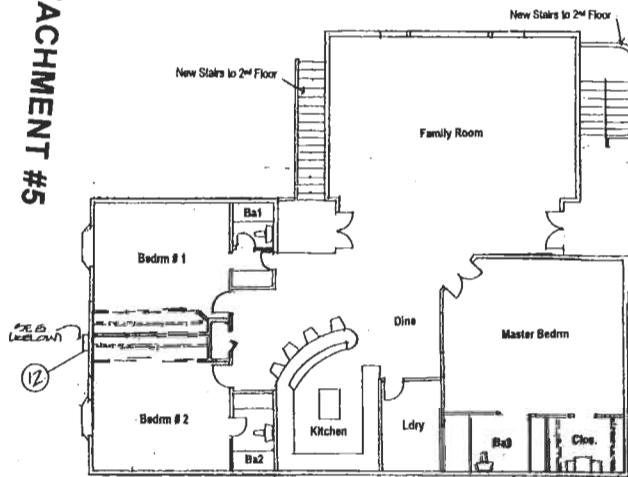
**WALL COLOR:**  
**FRAZEE #5738D**  
**FACIA COLOR:**  
**FRAZEE #5920G**  
**TILE: MONIER #3233**  
**WINDOW FRAME:**  
**DARK BRONZE**



**North Elevation**

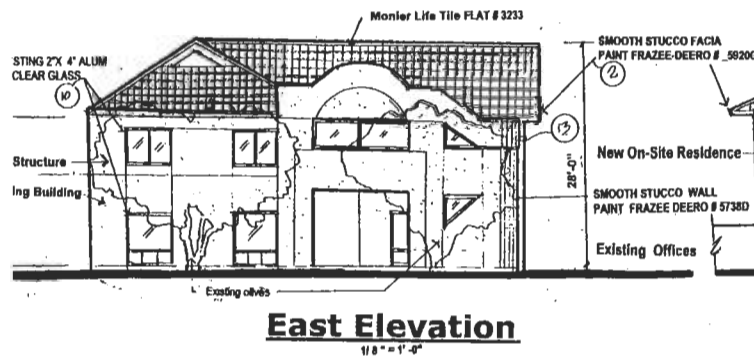
1/8" = 1'-0"

ATTACHMENT #5



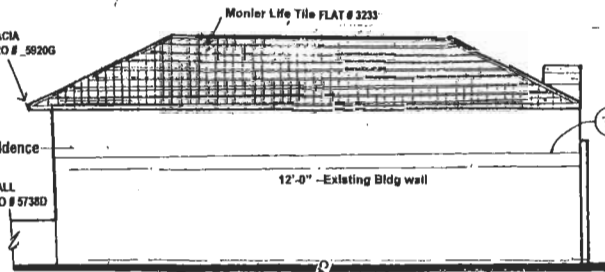
**Abrahamsen Residence**  
**2ND FLOOR RESIDENCE**

1/8" = 1'-0" Residential



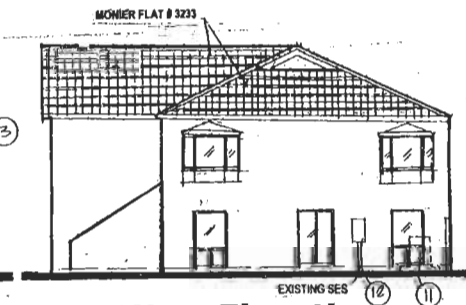
**East Elevation**

1/8" = 1'-0"



**South Elevation**

1/8" = 1'-0" (Blank wall at existing Streets of NY Restaurant)

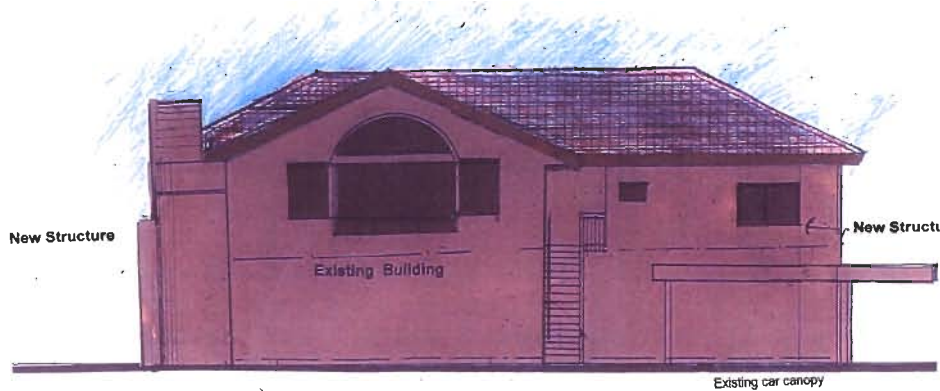


**West Elevation**

1/8" = 1'-0" (Residential 2nd Floor, Lower no change.)

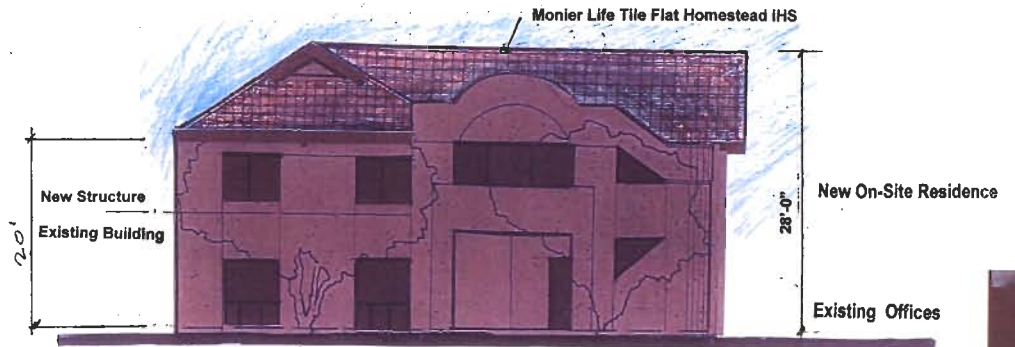
37-DR-2005

(DRB SUBMITTAL) 06/09/05	
<b>DAVID ORTEGA</b> ARCHITECT INC.	
7001 FIFTH AVENUE SCOTTSDALE, AZ 85260	DRAWING NO. 2/2
(480) 991-4324 ORTGADARCH@GOLDFINET	PROJECT NO. 4/28/2005 202005



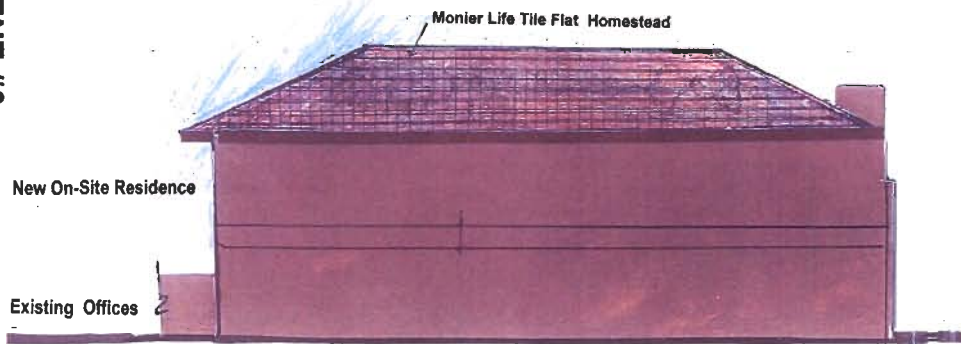
**North Elevation**

1/8" = 1'-0"



**East Elevation**

1/8" = 1'-0"



**South Elevation**

1/8" = 1'-0" (Blank wall at existing Streets of NY Restaurant)



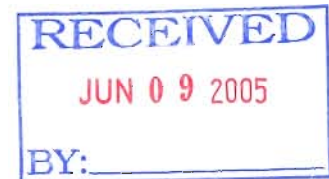
**West Elevation**

1/8" = 1'-0" (Residential 2nd Floor Entrance)

**WALL COLOR:**  
**FRAZEE #5738D**  
**FACIA COLOR:**  
**FRAZEE #5920G**  
**TILE: MONIER #3233**  
**WINDOW FRAME:**  
**DARK BRONZE**

ATTACHMENT #6

37-DR-2005



Abramhansen Residence  
2918 N. 67<sup>th</sup> Place  
Scottsdale, AZ 85251

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>EXISTING</u><br/> <u>                    </u><br/> <u>                    </u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX<br/> <input type="checkbox"/> B. PADLOCK<br/> <input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____<br/> <u>                    </u></p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>EXIST</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>TBD</u> (NSHT)</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.<br/> <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|



20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Abrahamsen Residence Case 37-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by David Ortega Architect INC. with a city receipt date of 6/9/05.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by David Ortega Architect INC. with a city receipt date of 6/9/05.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. Existing chain link fence shall be removed and replaced with masonry stucco wall painted to match the building on all sides.
3. All walls shall match the architectural color, materials and finish of the building(s).
4. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
5. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
6. All exterior conduit and raceways shall be painted to match the building.
7. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
8. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
10. Dooley wall fencing shall not be allowed.

#### **SITE DESIGN:**

##### **DRB Stipulations**

11. The front yard setback shall be 20 feet as approved by the Development Review Board.

##### **Ordinance**

- A. Land assemblage shall be approved prior to final plans approval for the proposed addition.

## **ATTACHMENT B**

- B. At time of final plans submittal the site plan shall be revised to show all required/allowed and provided development standards along with their associated detailed calculations.
- C. If non-employee covered parking is provided, an equal percentage of accessible covered parking shall be provided. Of the provided covered accessible parking, at least one shall be van accessible.

**LANDSCAPE DESIGN:****DRB Stipulations**

- 12. Upon any removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

- 13. No exterior site lighting is part of this application. If the applicant chooses to install site lighting they shall return to the Design Review Board process for approval.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

- 14. The site plan shall be revised at time of final plans to show the location of the bike parking.
- 15. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

- 16. No exterior vending or display shall be allowed.
- 17. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 18. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**APPLICABLE DOCUMENTS AND PLANS:**

- 19. Site Plan/Landscape Plan and Elevations prepared by David Ortega Architect Inc. and dated 6-9-05.
- 20. Area Photos dated 5-6-05.
- 21. Aerial photo dated 5-6-05.
- 22. Case narrative and other supporting documents dated 5-6-05.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City.

- 23. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain confirmation from the City's Water Resources Department on whether or not a backflow prevention device needs to be installed.